

CITY OF NEVADA CITY


MEMORANDUM

TO: HONORABLE CITY COUNCIL

FROM: WILLIAM J. FALCONI, CITY ENGINEER

DATE: OCTOBER 28, 2009

RE: SEWER MAIN REPLACEMENT ON NEVADA STREET



Recommendation:

Staff recommends that the City Council award the contract to C & D Construction in the amount of \$6,980.00 to replace the sewer main, and authorize the Mayor to sign the contract.

Introduction:

The staff has discovered a section of sewer main on Nevada Street that is in need of repair. The line is cracked and needs to be replaced.

Background:

As a result of the failing sewer on Nevada Street, the City asked for bids to replace approximately 200 linear feet of existing sewer main. Bids were received as follows on October 13, 2009:

C & D Construction, Nevada City	= \$ 6,980.00
Heart P Four, Grass Valley	= \$ 9,500.00
Hansen Brothers, Grass Valley	= \$11,987.00

C & D Construction is the low bidder in the amount of \$6,980.00.

RESOLUTION 2009-XX

**A RESOLUTION OF THE CITY OF NEVADA CITY
AUTHORIZING THE MAYOR TO SIGN A NOTICE OF COMPLETION**

IT IS HEREBY RESOLVED by the City Council of the City of Nevada City that the Mayor is authorized to sign a "Notice of Completion", a copy of which is attached hereto and labeled "Exhibit A" which completes the street improvements for the following streets or portions thereof were paved, striped and graded:

Coyote Street, between Alexander St. & Highway 49; Relign, Striping, Paving
Zion St/ Ridge Rd Intersection; Relign, Striping, Paving
Gold Flat/ Searls Ave. Intersection; Relign, Striping, Paving

on property owned by the City of Nevada City or on City right-of-way. It is further resolved that the City Clerk is authorized to file said "Notice of Completion" with the Nevada County Recorder's Office.

PASSED AND ADOPTED at a regularly scheduled meeting of the City Council held on this 28th day of October, 2009 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Reinette Senum, Mayor

ATTEST:

Niel Locke, City Clerk

WHEN RECORDED MAIL TO:

**CITY OF NEVADA CITY
317 BROAD STREET
NEVADA CITY, CA 95959**

NOTICE OF COMPLETION (Exhibit A)

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The date of completion of the work of improvement hereinafter described as 28th day of October, 2009.
2. The owner of the work of improvement is the City of Nevada City, California, as shown on the official 2008 City of Nevada City map.
3. The nature of the owner's interest or estate is: Fee
4. The work of improvement is as follows: Paving, pavement markings, drainage, and related improvements on three streets in the City.
5. The name of the original contractor for the work of improvement is Hansen Bros., Grass Valley, California.

DATED:

**CITY OF NEVADA CITY
A municipal corporation**

Reinette Senum, Mayor


ATTEST:

William J. Falconi, City Engineer

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was signed on the 28th day of October, 2009.

TO: Honorable City Council Members

DATE: October 23, 2009

FROM: Cindy Siegfried, City Planner 

RE: Notification of Planning Commission Approval of In-Lieu Parking Spaces for Multi-family/Commercial Project at 203 South Pine Street (Powell House), Brad Croul, Owner; Jeff Gold, Architect; Josephine McProud, Landscape Architect

RECOMMENDATION: Information and file report.

BACKGROUND:

The Planning Commission, at their meetings of October 1 and 22, 2009, considered an Architectural Review application to renovate the existing Powell House to provide multi-family apartments and commercial use. This building is very important to Nevada City and is a contributing building as listed on the National Register of Historic Places. The Commission was pleased with the owner and his team in their efforts and plans to restore this building.

The Planning Commission approved the following components of the project;

1. Architectural review, including landscaping and lighting plans.
2. Parking plan, with findings to reduce parking in accordance with Section 17.080.030(G)1 of the Municipal Code, and
3. Approval of in-lieu payment for up to 13 parking spaces for the project.

Attached for your information is the following:

1. Project description
2. Site Plan
3. Revised findings and conditions of approval (dated October 22 2009) including City Attorney memo

PROJECT DESCRIPTION

POWELL HOUSE REMODEL & RECONSTRUCTION

The Project:

This application describes the proposed remodeling and reconstruction of the Powell House at Spring Street and South Pine Street. As the current owner, we have inherited the partially completed work begun several years ago by the previous owner. Our intention is to have a mixed-use of residential and commercial occupancy for the building, and to renew the building's position as a vibrant part of the downtown community.

The Powell House was constructed in the 1850s as a Baptist church, replete with steeple and a large double door entrance facing Spring Street. The building was converted to a family residence, (thereby becoming home for the Powell family); later it was converted to a duplex, and a bottling plant. When the building was converted to a duplex, the entrance was moved to the Pine Street side and the large 20-foot tall windows were replaced with windows more suited to a residence.

The Powell House remained much as it had since the late 1800's until it was purchased by the previous owner and remodeling began on a City-approved 7-room inn with manager's quarters in 2005.

As it sits today, the Powell Home has been completely gutted and all the exterior siding, doors and windows, save the two bay windows and two ground level front doors, have been replaced with new materials.

The Powell House has morphed from an historic building with all its imperfections and deferred maintenance issues to an almost entirely reconstructed building in order to accommodate changes in proposed use. Further changes and improvements are proposed for this project to enhance the building's function and to beautify the exterior. We feel this project will bring charm and life to this stately Victorian vernacular structure.

The Plan & Proposed Exterior Changes:

The proposed plan includes two one-bedroom apartments on the top floor, each 850 square feet in size; a single ground floor commercial/retail space on the ground floor that is 1900 square feet in size; three studio apartments on the lower floor, each 550 square feet in size. There is currently no designated tenant for the commercial space. Our alternative plan includes use of the ground floor for two residential apartments if a commercial tenant cannot be identified during development of the project.

The proposed configuration for building occupancy and the division of units will require changes to the building exterior, consisting of the following:

- Access to the ground level: A new handicap accessible entrance for the ground floor commercial space is proposed at the northeast corner facing Spring Street. This entrance is configured in the form and style of the existing bay windows at the northwest and southwest building corners along Pine St.
- Access to the lower floor: Configuration of the three studio apartments at the lower floor and the rear porch/stairs will require removal and relocation of several windows and doors.
- Exterior Siding Replacement: Removal and replacement of up to 50% of the newly replaced siding is required because of the planned door and window reconfiguration.
- Porch & Stairs for Building Accessibility: Construction of a covered porch and stairwell along the east side of the building is required to provide access to the upper floor apartments. The proposed porch is replacing a previously-approved deck/stair structure, and is detailed in the style of the main residence.
- Replacement and addition of decorative molding: Exterior millwork detailing at several locations around the building is proposed in keeping with the style and character of the building.
- Shed Structure: A simple “shed structure” is proposed along the southerly property line. This structure is fashioned in the manner of the historic shed (believed to be the site where the Pelton Wheel was first developed) that was recently removed by the prior owner.
- Solar Panels: Installation of solar electric panels along the south-facing roof of the shed will contribute renewal energy for the building.
- New Driveway and on-site parking: A new driveway is proposed along the east property line, in cooperation with the adjacent land owner (as a shared driveway easement). This concept was recommended by the City Engineer, Bill Falconi. The driveway helps facilitate safe vehicle movement and supports on-site parking for 7 vehicles. Parking spaces accessed via an easement entering Spring St.
- Tree Removal and Replacement: Two black locust trees are proposed for removal along the south property line in order to allow for the shed building. New trees will be planted in the proposed landscape areas as replacement for these trees and others previously removed.

Proposed Architectural Treatments:

The accompanying set of plans describes the existing conditions and proposed exterior architectural treatment of the building, summarized as follows:

1. The Powell House is a beautiful reflection of what is referred to as “vernacular Victorian”. This style was most prevalent in the 1850-1900 period, and reflected the combination of simple, local building forms, an economical compact plan, and ornament reserved for particular features such as doors, windows and street-front elements. From the photographs available to us, the Powell House was a different building in its earlier years as the Baptist Church.
2. **Vernacular Victorian:** To complete the Powell House renovation/remodel in the spirit of its historical style, it is important to balance the simplicity of its materials and form with the more ornate detailing for the doors, windows and entrances.
3. **Window Changes:** Certain changes to the windows are called for by the proposed use. The window corner bay (at the northeast corner) is repeated at the northeast corner in order to create symmetry and balance to the Spring Street elevation. The upper decorative glass transom unit is a repeating element on the east wall and the corner bays. The double hung windows at the upper floor have been raised approximately 12” so they provide a proper header height from the interior view and they fit neatly under the horizontal trim band at the top of the wall. (the window sills are currently 15” above the finish floor)
4. **Door Changes:** The two entry doors at the east entry ground floor level are maintained for historical reasons. The new entry doors at the lower and upper floors will be replaced with more historically detailed units with transom windows in keeping with the building.
5. **Siding:** The original and newly replaced siding will be maintained as horizontal clapboard. The proposed changes for completion of the renovation include: decorative shingles at the upper gable ends and brick at the lower floor walls. The brick veneer will have a “running board” and corbelled detailing at the top, directly below the “water table wood band” at the main ground floor level. All siding and trim pieces will be painted.
6. **Roofing:** The original roofing was likely wood shingles. For fire-resistive construction and lower maintenance, a class A composition shingle is proposed for the roof (newly replaced). The small roof areas with flared profile over the corner bay windows would be

finished with wood shingles, painted to match the composition shingles.

7. **Porch:** The rear porch is a wholly new portion of the structure. It will combine the use of wood and brick, compatible with the main body of the building. The porch walking surface and stair tread surfacing is proposed as colored concrete for reduced maintenance. A major portion of the west porch will be roof covered.
8. **Brackets & Corbels:** The existing brackets for the front (east) upper porch will be restored. Additional brackets and corbels in keeping with the overall building detailing will be added at the bay windows and the porch areas.
9. **Color:** The proposed color scheme combines the traditional mix of “colored” body and “white/cream” trim. The proposed main body color is a close match to the color of the current siding. The trim color is a warm cream. Additional color is introduced at the window sash (dark green/grey) and accent color at select ornamental elements. The “charcoal” roof covering, a dark red klinker brick for the lower walls, and the stain glass transoms complete the overall color composition.

Additional Considerations:

Parking

On-site parking will be facilitated through a driveway easement shared with the property at 211 Spring St. A total of 7 off-street parking spaces will be created. An agreement is in place with Mr. Loren Miller, the neighboring property owner at 211 Spring St., to create a shared driveway easement between our respective properties in order to facilitate ingress/egress for the Powell House tenants. Assuming one on-site parking space per apartment unit and two parking spaces for planned general business/retail/commercial, main floor; the remainder of the parking required by the General Plan will have to be met through in-lieu parking fees.

Historic Shed

The historic shed along the southerly property line was conditionally removed in 2006 provided that it would be replaced once the proposed parking area and dry-stacked rock retaining wall were stabilized. The replacement shed was approved as a 3 sided parking port.

New board and batten siding is proposed for the shed. The most visible side of the shed facing Pine Street will be sided with a locally milled rough sawn cedar product. “Hardy Plank” type material is proposed for the south and east facing sides of the

parking shed. Roofing material is to be new Galvalume type corrugated metal. Consistent with previously approved plans for the sheds, approval of the installation of solar panels over the south facing roof surface is also requested.

Trees and Landscaping

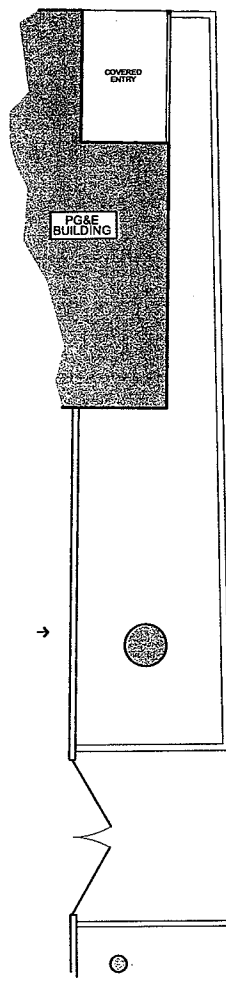
Four locust trees were removed along South Pine St. with an amendment that four dogwoods, either all white or all pink would be planted to replace those locust trees (May 12, 2005). In addition, the removal of three black locust trees was approved but not completed. These trees have since been removed with permit and approval (June 2, 2009).

Two additional black locust trees, one along the property line adjacent to 211 Spring St., the other growing out of the dry-stacked rock wall along the southern property line adjacent to 211 South Pine St. will also need to be removed to facilitate the parking and easement requirements.

Also planned for removal is the existing holly tree and existing shrubbery along the Spring Street, allowing for a newly landscape front yard area that will include flowering shrubs and groundcover in keeping with the native flora and historical garden of the area.



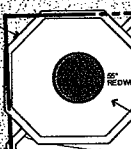
Powell House
Arch. Review
Brad Crowl, owner



2501
2500
2499
2498
2497
2496
2495
2494
2493
2492
2491
2490
2489
2488
2487

SOUTH PINE STREET

RELOCATE HISTORICAL PLAQUE



LANDSCAPE AREA

RAISED PLANTER (+97.0)

UP LIGHT STD.

RAISED PLANTER (BELOW STAIRS)

BELOW

POWELL HOUSE

LOWER FLOOR ELEV. = 2494.0
MAIN FLOOR ELEV. = 2505.0

LINE OF WALL @ LOWER FLOOR

ROOF LINE ABV. (TYP.)

ELECT. MTRS.

HISTORICAL PLAQUE

TRASH CAN / RECYCLE AREA

UP LIGHT STD.

6

5

VEGETATION
BICYCLES

DECK

TREE TO BE REMOVED

ADJACENT RESIDENCE

COVERED PORCH

STOP SIGN

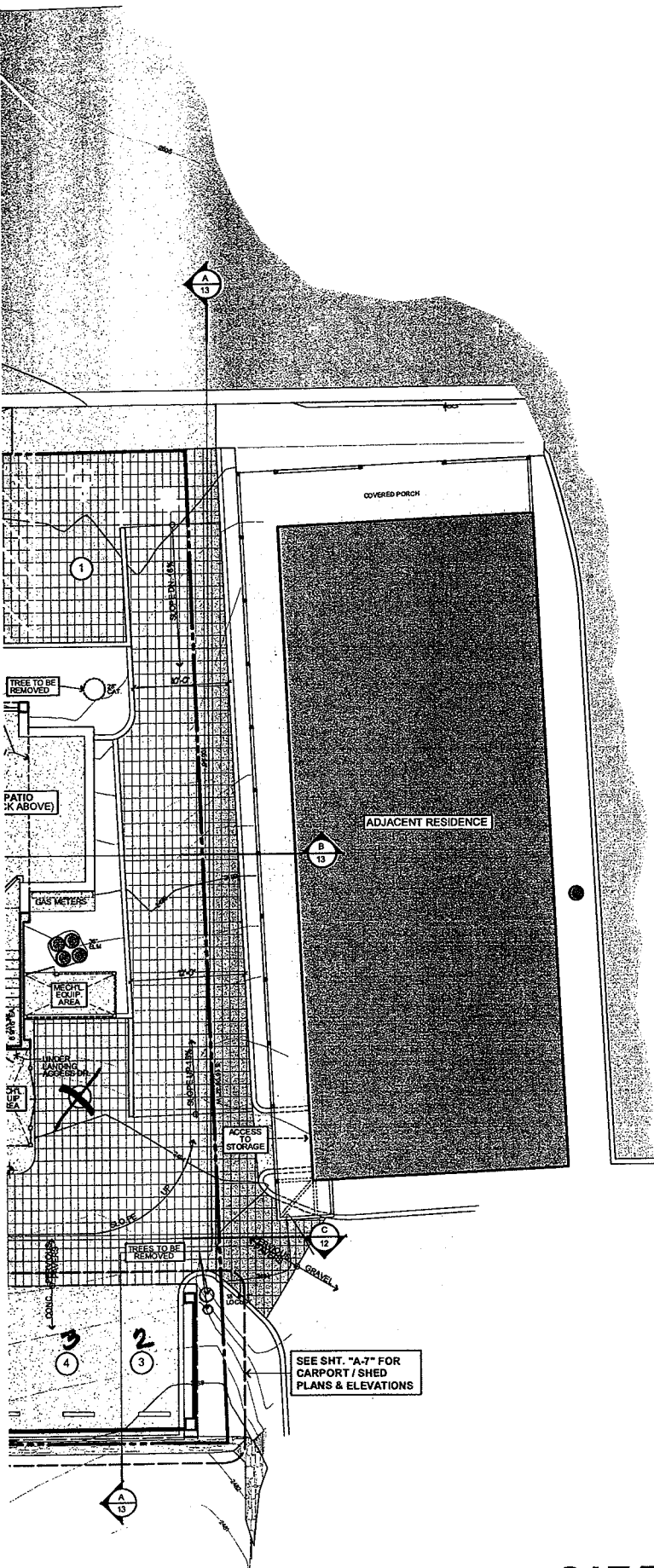
H.C. PARKING SIGN

SPRING STREET

PARKING METERS (TYP.)

LIGHT STD.

TREE TO BE REMOVED



-SITE PLAN - PROPOSED- SURVEY BY DUNDAS & DUNDAS - 2009

BRAD & JUDITH CROUL 203 SOUTH PINE STREET NEVADA CITY, CA. 95959		JEFF GOLD & ASSOCIATES A.I.A. ARCHITECTURE / PLANNING Post Office Box 1228 Nevada City, Ca. 95959 (530) 265-8022	
DRAWING NO. 3	POWELL HOUSE		
	TITLE SITE PLAN	SCALE 1/8" = 1'-0"	DATE OCT. 8, 2009

BRAD CROUL Architectural Review Application, 203 South Pine Street
REVISED FINDINGS and PROPOSED CONDITIONS OF APPROVAL (October 22 2009)

The Planning Commission made a motion to adopt the following findings to approve the project, along with the revised conditions of approval. All conditions shall be satisfied prior to Building Permit issuance, unless otherwise noted:

FINDINGS FOR MOTIONS

1. ***Architectural Review.*** That the Planning Commission finds the submitted site plan or as amended by the motion is consistent with the General Plan and the requirements of the Zoning Ordinance, specifically that:
 - A. That the use is consistent with the General Plan and the Zoning Ordinance standards.
 - B. The proposed will not jeopardize, adversely effect, or be detrimental to the public health, safety, and welfare or to the surrounding property and residents.
2. ***Reduction in Parking Findings:*** The Planning Commission supports Section 17.080.030G.1 of the Municipal Code which allows a reduction in required parking for likely residential candidates such as studio apartments. The Commission finds that this project is such a candidate for a reduction in parking, pursuant to the findings contained in the City Attorney's memorandum dated October 7, 2009 and made a part of this approval.
3. ***In-Lieu Parking Payment.*** The Planning Commission approves the payment of up to ~~42~~ 13 in-lieu parking spaces for this project, subject to the findings contained in the City Attorney's memorandum dated October 7, 2009 and made a part of the approval.

TENTATIVE CONDITIONS OF APPROVAL

City Planner / City Engineer:

1. The applicant is advised that this approval is based on the submitted plans dated August, 2009. The approval includes architectural review, in-lieu parking payments of up to ~~42~~ 13 parking spaces, and tree removal. No building permits shall be issued to implement this conversion until the following have been submitted and all necessary approvals granted: (1) A landscape plan prepared by landscape architect including meeting all irrigation requirements, (2) a lighting plan, (3) approval and payment of any in-lieu parking fees at the time of building permit issuance and/or prior to Certificate of Occupancy.
2. Prior to issuance of a Certificate of Occupancy, the applicant shall submit a letter from a licensed landscape architect or licensed landscape contractor, certifying that the landscaping and irrigation system has been installed in accordance with the approved plan.
3. All landscaping shall be maintained in an attractive and well-kept condition.
4. Lighting shall be designed and constructed to minimize light glare or spill to neighboring properties and public streets, and be subject to the standards provided in Section 17.80.210 of the Municipal Code (and attached).
5. All signage for the property shall be approved by the Planning Commission by submitting a sign application.

6. No outside storage shall be permitted on the property.
7. A copy of the executed, recorded access easement between the two properties shall be submitted to and approved by the City Engineer.
8. As with prior approvals, the stained glass in the windows shall be preserved.
9. In-Lieu Parking.
 - a. The site contains 6 parking spaces.
 - b. Parking space number 1, off of Spring Street, will be designated as an accessible space. This space will not be specifically designated but available for either commercial or residential use.
 - c. Parking spaces numbers 2 through 6 will be designated for the residential occupants.
 - d. The remaining required parking spaces total 13 spaces (12 for the commercial use, and 1 remaining residential space) of which the owner would pay an in-lieu parking fee of \$4,500 per space (total: \$58,500).
10. In-Lieu Parking Payment.

The Municipal Code (Section 17.112.050) states that “the payment of in-lieu parking fees herein shall be paid to the City prior to the issuance of a building permit, or prior to the occupancy permit at the Planning Commission’s discretion.” The Commission approved the in-lieu payments to be paid as follows:

 - a. Prior to building permit issuance, the owner shall pay the City for 5 in-lieu parking spaces, totaling \$22,50
 - b. Prior to certificate of occupancy, the owner shall pay the City for the remaining 8 in-lieu parking spaces, totaling \$36,000.
 - c. If, prior to a Certificate of Occupancy issuance, the owner decides to utilize the proposed commercial area for two residential apartments then the required parking would be 4 spaces. Those four spaces have been counted towards and paid for as part of the in-lieu payment that was made prior to building permit issuance stage, and therefore no further payments would be due. **However, if in the future it is desired to convert those residential units to commercial/retail uses, or any use requiring more than four spaces already provided for, a new application for in-lieu parking payments (at the current rate) shall be made to the City to provide the additional parking spaces required by the changed use.**
 - d. **If any change is proposed to decrease the residential units, the in-lieu parking fee to be paid at the time of building permit issuance, will be adjusted by the City Planner.**
11. The applicant is advised that the project is subject to the provisions of the Municipal Code, including the following:
 - a. As a condition of project occupancy and operation, project development must comply with all zoning standards, including development standards, unless otherwise noted by the conditions of approval.
 - b. The approval will expire in two years, unless extended by the Planning Commission in one-year increments, up to a total of five years. In order to obtain an extension, the applicant must apply in writing prior to the expiration date of the approval.

12. A Planning Commission liaison committee, consisting of one or two Commissioners, shall be appointed to assist the applicant in approving any minor changes to the project. If the committee determines any changes are beyond their scope of authority, the matter shall be heard by the full Commission.
13. The applicant shall provide the City Planner with a "will-serve" letter from Waste Management showing their ability to serve the project.
14. The Commission recommended that the owner contact the Nevada County Historical Society to assist in preparing a plaque to commemorate the historical aspects of the invention of the Pelton Wheel on the property.

Director of Public Works:

1. Payment for the installed two-inch sprinkler connection needs to be paid prior to sprinkler system completion (approximately \$1,500.)

Fire Chief:

1. The applicant is advised that the project as conditioned is subject to the provisions of the Municipal Code, including the following:
 - a. Prior to the issuance of a building permit, the applicant shall coordinate with the Fire Compliance Officer to ascertain all fire protection requirements, including fire flow, hydrant locations, sprinkler system, automatic smoke and/or heat detection fire alarm system, as may be deemed necessary by the Fire Chief.
 - b. A complete set of site, utility, and building plans shall be submitted to the Fire Compliance Officer for approval, prior to construction or installation of the systems.
 - c. Fire flow must be provided prior to any framing on the project.
 - d. Prior to issuance of the certificate of occupancy, all fire protection requirements shall be inspected and approved by the Fire Compliance Officer. The inspection may require hydrant testing.

City Finance Director:

1. The applicant is advised that the project as conditioned is subject to the provisions of the Municipal Code, including the following:
 - a. Prior to commencing work, all contractors, vendors, and consultants providing services within the City limits of Nevada City must have a city business license.
 - b. Prior to issuance of building permits or as shall be allowed by law, all applicable City fees, including but not limited to AB1600 mitigation fees, shall be paid in full.

October 7, 2009

To: Cindy Siegfried, City Planner

From: Hal DeGraw, City Attorney



Re: In-lieu Parking Payments for 203 South Pine Street (Powell House)

Background: The architectural review application of Brad Croul, Owner, and Jeff Gold, Architect, proposes remodeling and reconstruction of the Powell House (APN 05-410-23) to include at least five residential units -- two one-bedroom 850 square foot apartments on the top floor and three 550 square foot studio apartments on the lower floor -- and 1900 square feet of commercial/retail space on the ground floor (which may be utilized as two residential apartments if a commercial tenant cannot be found). The property is within the City's historical district and due to size, shape and topography of the lot, it is not physically possible to provide more than seven off-street parking spaces on-site. Thus, staff has looked at utilizing the In-Lieu Parking Payments provisions in Chapter 17.112 of the Nevada City Municipal Code to fund adequate parking facilities meeting the Development Performance Standards of Chapter 17.80¹.

The general requirements for off-street parking are:

- two spaces for each residential dwelling unit, subject to reduction "...where a finding is made that the nature of the dwelling unit(s) is not likely to require two spaces per unit..." (§17.080.030.G.1) and
- eight spaces for the first one thousand square feet of gross floor area, plus one space for each 250 square feet thereafter, for retail (§17.080.030.G.7).

Minimum parking requirement calculations: Per Planning's calculations, the required parking for this project would be:

	<u>Max. Required</u>	<u>Reduced Max.</u>	<u>Alternate</u>
850 sq.ft. apartments upstairs (2)	2 x 2 = 4	4	4
550 sq.ft. studios downstairs (3)	3 x 2 = 6	3 x 1 = 3	3
1900 sq.ft. retail/commercial	8 + 4 = 12	12	
Alternate 950 sq.ft. dwelling units (2)			2 x 2 = 4
Total required spaces	22	19	11
Total spaces provide on-site	7	7	7
Deficit to be provided for	(15)	(12)	(4)

Findings required to reduce spaces required for studio apartments: "Studio apartments" are cited in the Code as "likely candidates" for reduced residential parking space requirements (§17.080.030.G.1). A finding such as the following would support a determination that one space per studio is adequate:

¹ Unless otherwise stated all statutory references herein are to the Nevada City Municipal Code.

2. *The project involves reconstruction of an historic building of such size and location on the property as to accommodate no more than seven parking spaces on-site (including one handicapped space);*
3. *The proposed use of the property is appropriate to the area and a welcome addition;*
4. *There is public parking available in the nearby areas, including a public parking lot which is a candidate for improvement and expansion;*
5. *The ability of the property owner to acquire property for individual private off-street parking is problematic and the cost would be prohibitive;*
6. *Adequate parking is being provided on-site to accommodate all of the residential use on the top and bottom floors, leaving only the uses on the ground floor to be served by parking to be funded with the in-lieu parking payments.*

**STAFF REPORT
FOR CONSENT CALENDAR**

DATE: October 15, 2009

TO: City Council

FROM: Dawn Zydonis, Parks & Recreation Supervisor

DATE OF COUNCIL MEETING: October 28, 2009

SUBJECT: Parks & Recreation Budget Summaries

RECOMMENDATION:

No action necessary; for informational purposes.

BACKGROUND:

The attached budgets are for informational purposes. The day camp budget is seasonal and the Veteran's Building is for the 2008-2009 fiscal year.

Nevada City Parks Recreation
Day Camp Summary 2009
DRAFT 10-05-09

	2007	2008	2009
Revenues			
Registration Fees	\$11,750	\$20,720	\$18,995
Total Revenue	\$11,750	\$20,720	\$18,995
Expenses			
5020 Salary - Non-permanent	\$6,745	\$15,000	\$14,821
5030 overtime		\$160	\$255
5110 Social Security	\$516	\$1,394	\$1,886
5201 Materials & Supplies	\$1,510	\$1,874	\$1,523
5203 Office Supplies	\$0	\$0	\$0
5204 Telephone	\$0	\$26	\$200
5207 Printing & Advertising	\$1,944	\$1,876	\$2,056
5218 Outside Service (presenters/MF)	\$1,173	\$1,265	\$913
5220 Conf/mtgs		\$203	\$0
5221 Training	\$25	\$40	\$0
5242 Other Personnel (background checks)	\$258	\$237	\$192
5247 Misc.	\$0	\$0	\$0
Total Expenses	\$12,171	\$22,075	\$21,846

Misc. Camp Information

10% were NC residents

50% have NC address outside City limits

Nevada City Parks Recreation
Veteran's Building Budget Summary FY 08-09
DRAFT 10-05-09

		2006-2007	2007-2008	2008-2009
Revenues				
	Rentals	\$12,868	\$11,618	\$12,693
	Classes	\$523	\$2,855	\$3,320
Total Revenue		\$13,391	\$14,473	\$16,013
Expenses				
5020	Salary - Non-permanent	\$1,926	\$1,992	\$2,160
5030	overtime	\$0	\$0	\$50
5110	Social Security	\$148	\$153	\$162
5201	Materials & Supplies	\$347	\$228	\$1,093
5202	Building Repair & Maintenance	\$240	\$62	\$0
5203	Office Supplies	\$7	\$0	\$0
5204	Telephone	\$0	\$0	\$0
5207	Printing & Advertising	\$251	\$818	\$406
5209	Electrical & Heating	\$1,715	\$3,575	\$4,246
5221	Training & Development	\$0	\$29	\$0
5224	Equipment Rental			\$151
5232	Garbage	\$914	\$1,451	\$1,576
5242	Other Personnel (background checks)	\$0	\$0	\$0
5247	Misc.	\$8	\$0	
	Percentage to County	\$6,695	\$7,237	\$7,916
Total Expenses		\$12,251	\$15,545	\$17,760

**CITY OF NEVADA CITY
SUMMARY MINUTES - DRAFT
CITY COUNCIL MEETING OF OCTOBER 14, 2009**

NOTE: This meeting is available to view on the City's website www.cityofnevadacity.gov – Go to Quick Links and Click on Agendas & Minutes and find the Archived Videos in the middle of the screen. Select the meeting date and Click on Video to watch the meeting. The video agenda listed directly below the monitor box has bullet points which you can select to get to a specific agenda item. Click on the desired agenda item which will enable you view the meeting from that point forward. Please contact Deputy City Clerk, Corey Shaver for websites assistance (530) 265-2496, ext 133.

- City Council Meetings are available on DVD. To order, Contact City Hall - cost is \$15.00 per DVD.
- Closed Session Meetings are not recorded.

REGULAR MEETING OF THE CITY COUNCIL OF NEVADA CITY

7:00 P.M., WEDNESDAY, OCTOBER 14, 2009
BERYL P. ROBINSON, JR. CONFERENCE ROOM - CITY HALL
317 BROAD STREET, GRASS VALLEY, CA 95945
Telephone: (530) 265-2496 – Fax: (530) 265-0187

Meeting called to order at 7:00 p.m.

ROLL CALL

Present: Councilmembers Coffman, Harris, McKay, Vice Mayor Bergman, Mayor Senum
Absent: None

PLEDGE OF ALLEGIANCE – Led by Molly Dyck

PRESENTATION: Tom Grundy, Chariman, City of Nevada City Energy Solutions Task Force, introduced himself and made presentation of the task force and announced they meet the second Monday of each month in the council chambers.

BUSINESS FROM THE FLOOR – PUBLIC COMMENT (per Government Code Section 54954.3)

- None

1. COUNCILMEMBERS REQUESTED ITEMS AND COMMITTEE REPORTS:

Councilmember & Committee Reports included, Fire Collaboration Committee – Fire Districts working on consolidated efforts (Grass Valley, Nevada City & Nevada County Consolidated) to reduce costs and improving level of service. Next meeting December 2, 2009; Calanan Park – rescheduled bi-monthly meeting; Waste & Sanitation – Diversity of waste is accepted at the McCourtney Transfer Station (25lbs for \$10.00), City Manager to look into the diversion rate of waste for Nevada City. Vice Mayor Bergman requested changing the City Council Meetings from 7:00 p.m. to 6:30 p.m. City Manager to agendize for next meeting for discussion and also set an end of meeting limit per Councilmember Harris.

2. CONSENT ITEMS:

- A. Fire Department Activity Report for September 2009
- B. Approval of Accounts Payable for September 2009

Action: Motion by Coffman, seconded by McKay, approving the Consent Calendar as presented.
(Approved 5 – 0)

3. APPROVAL OF MINUTES:

A. Regular City Council Meeting Minutes for September 23, 2009

Action: Motion by Coffman, seconded Bergman approving the Minutes as presented and amended.
(Approved 5 – 0)

4. DEPARTMENT REQUESTED ACTION ITEMS AND UPDATE REPORTS:

Administration & Finance

A. Subject: Preliminary Quarterly Financial Report and Financial Update

- Catrina Andes, Finance Director appeared before the Council and read the Fiscal Year 2009-10 First Quarter Financial Staff Report. Discussion followed and filed.

B. Subject: Strategic Plan

- Gene Albaugh, City Manager reported – A.1 of the Strategic Plan – Senior Volunteer Mike Forga is in City Hall one day a week doing research and collecting data for water rate study for tier review; Councilmember Coffman suggested Comments column of B.2 of the Strategic Plan to state water rate fee study being worked on in-house.- Filed.

Parks & Recreation

C. Subject: 2009 Swimming Pool Summary of Revenues and Expenditures

- Dawn Zydonis, Park & Recreation Director appeared before the Council and reported. Discussion followed and filed.

D. Subject: Discuss Creating a No Smoking Ordinance in City Parks

- Dawn Zydonis, Park & Recreation Director appeared before the Council and reported, referred to map showing designated no smoking areas. Ron, Nevada City Resident 334 Jordan St, recommends making an area where they can smoke or ban smoking altogether; Dustion Duros 10360 Willow Way, GV spoke and stated there is room in Pioneer Park for smoke to dissipate; Ben Menzie, Burbon Hill Rd, NC spoke and stated it was an admirable goal but feels that it would be a difficult law to enforce and not a good use of police resources; Bob Lichter, Red Dog Rd, NC spoke and stated not a good use of police resources. Council comments included but were not limited to requesting further information on this issue (i.e. past minutes, notify health officials to attend, business people) add trail to ordinance and table to next meeting.

E. Subject: Consider Possible Fee Structure Resolution for Rental of City Hall Chambers.

- Dawn Zydonis, Park & Recreation Director appeared before the Council and presented fee schedule recommendations. Council direction was unanimous to not pursue implementing a charge for chamber use at this time.

PUBLIC HEARINGS

- Joanne Hild, Executive Director of Friends of Deer Creek appeared before the Council and was present to respond to public comment regarding EPA Brownfields Cleanup Grant proposal at Stiles Mill and Providence Mine. No public comment received.

Action: Motion by Harris, seconded by Coffman to approve and authorize the Mayor to sign the EPA Brownfields Cleanup Grant Application.
(Approved 5 – 0)

5. OLD BUSINESS:

None

6. NEW BUSINESS:

A. Subject: Consider support for the 2010 SYRCL Wild and Scenic Environmental Film Festival.

- Kathy Dodson, representative for SYRCL appeared before the Council and requested financial support from the City in the amount of \$500.00. Discussion followed. Dustin Duros 10364 Willow Way, GV spoke in support of the film festival and worth the support of the City.

Action: Motion by Harris, seconded by McKay for \$500.00 contribution from the City in support of the 2010 SYRCL Wild and Scenic Environmental Film Festival.
(Approved 5 – 0)

B. Subject: Consider Possible Brownfields Grant Application Site Specific Assessment – Friends of Deer Creek.
- Joanne Hild, Executive Director Friends of Deer Creek asked that this item be pulled from tonight's agenda.

7. CORRESPONDENCE

Received and Filed

8. ANNOUNCEMENTS

- City Manager's Report, received and filed

9. CLOSED SESSION

Action: Motion by Harris, seconded by McKay and unanimously carried to adjourn to close session.

- Hal Degraw City Attorney read the closed session item into the record and Council entered into Closed Session.

10. RECONVENE:

- Hal Degraw City Attorney – Nothing to Report

11. ADJOURNMENT:

Action: Motion by McKay, seconded by Harris to adjourn the Regular Meeting and unanimously carried.

The meeting was adjourned 9:08 p.m.

Reinette Senum, Mayor

ATTEST:

Niel Locke, City Clerk